

January 2006

The latest news from Seattle's Department of Planning and Development
(formerly the Department of Design, Construction and Land Use)



Vol. 4
No. 1

Seattle Building and Fire Codes Available Online

You can now view the Seattle Building and Fire Codes online at no charge. DPD has partnered with the International Code Council (ICC) to create the "Seattle Building Code Collection," which presents the codes in PDF format for online searching and viewing.

The collection is accessible through DPD's Technical Codes website at www.seattle.gov/dpd/techcodes or directly at www2.iccsafe.org/seattle. In January 2006, the Seattle Residential, Mechanical and Fuel Gas codes will be added to the site.

As a service to the public, DPD is making as many as possible of the codes we enforce available in electronic formats. Once the Seattle Building Code Collection website is complete, almost all the codes enforced by DPD will be available free on the DPD website.

For questions related to the Seattle Building Codes, please contact DPD's Building Code Technical Support line at (206) 684-4630. For more information about the online publication of codes, please contact:

Maureen Traxler, DPD Code Development Analyst Supervisor
(206) 233-3892, maureen.traxler@seattle.gov



AS SERVICE ALERT

At DPD, we are constantly working to improve the permit applicant's experience. With that goal in mind, we're unveiling a semi-regular feature in dpdINFO—the Applicant Services Center (ASC) Service Alert—to provide tips to help you successfully navigate the permit process.

—see pg. 6 for our first alert

Minimal Fee Changes for 2006

At the beginning of most years, DPD adjusts the fees it charges for its services. Effective Jan. 1, 2006, there is only one change that will affect permit fees: Construction-related permit fees will go up between 5 and 6 percent to reflect the increase in the value of construction.

To determine construction value, DPD uses the building valuation data (BVD) published by the International Code Council (ICC) to adjust for changes in the average cost of construction for the different occupancies and types of construction.

On Jan. 1 of each year, DPD uses the most recent BVD published by ICC as a base upon which to create a Seattle BVD table. The modifications are prescribed in Director's Rule (DR) 1-2006.

see **fee changes** on page 2

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Visit us online anytime.

www.seattle.gov/dpd



Fee Changes

continued from page 1

Vesting

For building permits, the new fees will apply to projects given initial review after Dec. 30, 2005.

For land use and other permits, please consult with DPD staff regarding applicable vesting rules.

Getting New Fee Info

The new Fee Subtitle, Director's Rule, building valuation table, and related information will be available soon from our online "Fees" page at www.seattle.gov/dpd/about. Printed copies will be available from our Public Resource Center, 20th floor, Seattle Municipal Tower, 700 Fifth Ave., (206) 684-8467.

HOURS:

M/W/F - 7:30 a.m.-5:30 p.m.

Tu/Th - 10:30 a.m.-5:30 p.m.

Questions about Fees?

- Building Permits
(206) 684-8850
- Land Use Permits
(206) 684-8467
- Over-the-Counter Permits
(206) 684-8464
- Fire Review & Inspection
(206) 386-1447 or
(206) 386-1451 (Fire Marshal)

2005 Fee Comparison 2006

for Construction Permits

All fee examples listed below are for new construction.

EXAMPLE	2005	2006	\$ CHANGE	% CHANGE
Single Family (R-3)				
<i>VB: 1,500 sq ft dwelling + 400 sq ft garage</i>				
Total DPD Value	\$142,000.00	\$156,000.00	\$14,000.00	
Plan and Permit Fee	\$2,924.00	\$3,057.00	\$133.00	4.55%
Apartment (R-2)				
<i>VA: 21,000 sq ft dwelling</i>				
Total DPD Value	\$1,744,000.00	\$1,878,000.00	\$134,000.00	
Plan and Permit Fee	\$15,905.00	\$16,910.00	\$1,005.00	6.32%
Office (B)				
<i>VB: 7,000 sq ft office</i>				
Total DPD Value	\$668,000.00	\$718,000.00	\$50,000.00	
Plan and Permit Fee	\$7,628.00	\$8,053.00	\$425.00	5.57%
Bank (B)				
<i>VB: 5,000 sq ft</i>				
Total DPD Value	\$477,000.00	\$513,000.00	\$36,000.00	
Plan and Permit Fee	\$5,993.00	\$6,317.00	\$324.00	5.41%

Learn more and watch for postings of new fee materials at:

www.seattle.gov/dpd/about

DPD and City Light Want to Lower Your Electricity Bill

New state and federal laws support solar installation

In 2005, the state of Washington and the federal government passed laws that pay you, with credits and performance incentives, to install renewable energy sources at your home or business. These changes and an expectation of higher heating costs this winter are driving an interest in renewable energy.

Both DPD and Seattle City Light are able to assist you with your solar electric installation and have revised DPD Client Assistance Memo (CAM) #420, *Solar Electric Systems*, to explain the process of installing photovoltaic systems, 25 kW or less, on buildings in the city and connecting to City Light's electrical grid. The CAM provides detailed information on applying for DPD electrical and building permits, and explains land use requirements that may impact your installation of a solar system.

City Light has specific requirements for systems that are connected to its electrical grid to ensure that your system is safe and reliable. It also offers net metering to customers who are interested in generating their own electricity and want to connect to the utility's distribution system.

Imagine your electric meter actually running backward while you are at work! That's how net metering works. When your solar production is greater than your use, your meter runs backward, reducing the amount of electricity that you are billed for at the end of the month.

Government incentives help lower the cost of installation. The federal incentive is a tax credit on your federal income tax return in the year you install a solar electric system (or other type of qualifying energy project). The state incentive is different—annual payments by participating utilities are based on the amount of solar electricity produced as measured in kilowatt-hours (kWh). City Light is still developing its program requirements related to how solar production (kWh) must be monitored and reported in order to receive an incentive payment.

For more information, contact:

Vicki Baucom, DPD Code Development Analyst
(206) 233-2757, vicki.baucom@seattle.gov

CUSTOMER ALERT



Ballard High School students, Isabelle and Vincent, with Siemens' Robb Andrade, assemble the solar array now installed at the main entrance to BSH.

Did you know...

...that there are now 35 net metered solar electric installations operating in City Light's service area? Sixteen of these are solar demonstration projects, supported by customer contributions to the Seattle Green Power Program, which have shown that solar electric systems are adaptable to many different building types and roofing configurations. For a look at the various types and locations of systems installed locally, visit the Green Power Program Accomplishments webpage at www.seattle.gov/light/green/greenpower/accomplish.asp

For more info

- *Federal tax break*
www.energytaxincentives.org/tiap-solar-energy-systems.html
- *Production payments*
http://dor.wa.gov/docs/pubs/specialnotices/2005/sn_05_solar.pdf
- *CAM #420, Solar Electric Systems*
www.seattle.gov/dpd/cams
- *Net metering*
www.seattle.gov/light/solar

DPD Answers Your Electrical Code Questions at Open Forum

The Electrical Program at DPD will be hosting an open forum (details at right) for all professionals involved in the electrical industry in the city of Seattle. This is an opportunity for interested people to share their thoughts, provide feedback and ask questions regarding code interpretations relating to the 2005 Seattle Electrical Code, which was adopted Oct. 22, 2005.

For more information, please contact:

Mike Weitzel, DPD Electrical Plans Examiner
(206) 684-8466, mike.weitzel@seattle.gov

or

Tim Porter, DPD Electrical Plans Examiner
(206) 684-5383, tim.porter@seattle.gov

DETAILS
Thursday, Jan. 12, 2006
1:00-3:00 p.m.
Rooms 4050/4060
Seattle Municipal Tower
700 Fifth Ave.





City Planning, a part of Seattle's Department of Planning and Development, is responsible for the following planning- and design-related activities:

- Area Planning
- CityDesign—the City's urban design function
- Comprehensive Planning
- Growth Management
- Land Use Policy
- Seattle Design Commission
- Seattle Planning Commission

"Working together to articulate, advocate and advance our community's vision for an exceptional and vibrant Seattle."

Land Use Regulations Proposed for Adult Cabarets

DPD has proposed legislation to allow adult cabarets in an industrial area south of downtown adjacent to I-5. The land use regulations were prompted by a recent court decision requiring the City to end its moratorium on new adult cabarets and establish regulations for these businesses.

The proposal establishes a new Land Use definition, sets a size limit of 5,000 square feet, requires that they be at least 1,000 feet from parks, playgrounds, community centers and day care and religious institutions, and requires off-street parking at the same rate as restaurants.

The designated area is generally bounded by South Walker Street on the north, I-5 on the east, South Duwamish Street on the south, and Third Avenue South between South Walker and South Spokane Streets and Fourth Avenue South between South Spokane and South Duwamish Streets on the west.

Copies of the proposal may be obtained at the DPD Public Resource Center, 20th floor of Seattle Municipal Tower, 700 Fifth Ave, (206) 684-8467. Related documents, including the draft ordinance, Public Notice, environmental analysis, a map of the area, and a Q&A, are available online at www.seattle.gov/dpd/news/20051207a.asp

The public comment period for this legislation ended Dec. 26, 2005.

Questions regarding the proposal or the environmental determination should be directed to:

John Skelton, DPD Land Use Policy Manager
(206) 233-3883, john.skelton@seattle.gov

Mayor's Critical Areas Legislation Before City Council

The City of Seattle is completing work on the first major update to the City's environmentally critical areas (ECAs) regulations since they were first adopted in 1992. ECAs include the city's wetlands, areas important for fish and wildlife such as riparian corridors (creeks) and shorelines, geologic hazard areas (such as landslide-prone, steep-slope and liquefaction-prone areas), flood-prone areas, and abandoned landfills.

The Mayor forwarded his recommendations to the City Council in September. On Nov. 16, the City Council's Energy and Environmental Policy Committee, chaired by Councilwoman Jean Godden, conducted a public hearing on the proposed ordinance. Approximately 30 people testified, with the great majority in favor of provisions that strengthen critical area protection, and with several opposed to aspects of the proposal. The Council was asked to consider or revisit the following:

- increased creek buffers
- creek daylighting provisions that are perceived as reducing protection



see **eca regulations** on page 7

Seattle Design Commission Update



"Championing civic design excellence in Seattle's public realm"

Recently, the Seattle Design Commission (SDC) welcomed two new members to its ranks:

John Hoffman, AIA, an urban designer and architect, was appointed to the commission for a two-year term ending October 2007. Hoffman currently serves as director of urban design at Perteet Engineering in Everett, focusing on transportation projects. He has more than 25 years of experience in architecture and urban design, mostly garnered at design firms in Seattle, though his early professional career started in Chicago. He makes his home in Queen Anne.

Adam Christiansen was appointed as the newest Get Engaged member to serve a special one-year term. Get Engaged, a joint program of the Mayor's Office and the YMCA, aims to get young adults involved in civic life. Christiansen is an architectural project manager at Beers-Withington Architects on Capitol Hill, specializing in residential design. He resides on lower Queen Anne and is a graduate of the YMCA's The Bridge volunteer service program and a 2002 graduate of the University of Washington.

Upcoming Projects

Several projects are tentatively scheduled on commission agendas this winter. They include:

- **Woodland Park Zoo Garage** – pre-design
- **Goodwill Redevelopment** – street vacations/concept design
- **Alaskan Way Viaduct and Seawall Replacement** – quarterly design briefing
- **Seattle Center Garage** – schematic design
- **City Hall Park** – concept design
- **Fire and Safety Levy** – Fire Station Replacement Program briefing
- **Public Safety Building Site** – design update

Commission meetings are open to the public and are generally held the first and third Thursday of each month in the Boards and Commissions Room in City Hall. For more information on SDC activities visit

www.seattle.gov/designcommission or contact:

Layne Cubell, Design Commission Senior Staff at DPD
(206) 233-7911, layne.cubell@seattle.gov

SUSTAINABLE BUILDING



Report Details Five Years of Progress Building a Sustainable City

Seattle has developed one of the strongest green building programs in the nation, according to a new study that tracks the growth of the industry in the city over the past five years.

The five-year report by the City of Seattle's Sustainable Building Program found that the City has helped spur growth in the green building industry through policies aimed at private developers and by requiring environmentally friendly designs for projects constructed during the largest municipal building boom since the Seattle fire of 1888.

Learn about the growth in the green industry and Seattle's noteworthy progress online at www.seattle.gov/dpd/sustainability.

PERMIT INFORMATION



A S C SERVICE ALERT

Helping applicants navigate the permit process

Picking Up Your Permit

When checking your permit's status on our website or with a reviewer, please keep in mind that DPD's Plans Routing staff provides a quality control check and prep process before any permit can be issued. Depending on volume, this process can be lengthy.

You will receive notification by mail and by phone from our Plans Routing staff when your permit is ready to be picked up. After receiving notification, please plan to arrive at the Permit Issuance counter on the 20th floor of Seattle Municipal Tower by 4:30 p.m., so that fee payment and processing steps can be completed by closing time.

DPD's Applicant Services Center is located on the 20th floor of Seattle Municipal Tower, 700 Fifth Ave., (206) 684-8850.

"Imagine Explore Build" at Annual Phinney Home Design & Remodel Fair

DPD staff will be providing insight to the DPD permit process

Mark your calendars for the Phinney Neighborhood Association's Annual Home Design & Remodel Fair, to be held:

Sunday, Jan. 29, 2006

10 a.m.-4 p.m.

**Phinney Neighborhood Association
6532 Phinney Ave. N**

This is your opportunity to gather information about home design, remodeling, sustainable building practices, reused/recycled materials, landscaping, building codes and finance.

Exhibitors will include general and specialty contractors, architects and designers, and suppliers of an array of materials and furnishings.

DPD staff, including permit specialists, planners, reviewers and inspectors, will be available to answer questions and provide information on zoning, permits, building, electrical work and plumbing. Feel free to bring in your plans for one-on-one advice specific to your home improvement project.

Short panel discussions on remodeling topics will be offered throughout the day. Visit www.phinneycenter.org for a full list of exhibitors and a schedule of talks.

Admission is \$5/PNA member; \$8/general public; children 12 and under free.

For more information visit www.seattle.gov/dpd/events or contact:

**Anna Brinkmann, DPD Community Relations
(206) 386-4183, anna.brinkmann@seattle.gov**



DPD/SDOT Permit Alignment Process Update

DPD and the Seattle Department of Transportation (SDOT) are continuing their efforts to align the permitting process for private development at DPD and right-of-way improvements at SDOT, as announced in the October 2005 issue of *dpdINFO*. Beginning in April 2006, DPD will require all applicants to apply for their Street Improvement permit at the same time they are applying for their building permit.

For more information, please see the "DPD/SDOT

Permit Alignment Process" Customer Alert memo dated Dec. 20, 2005, which can be picked up at the DPD Applicant Services Center, located on the 20th floor of Seattle Municipal Tower, 700 Fifth Ave., or the SDOT Street Use Service Desk, located on the 37th floor of Seattle Municipal Tower.

For questions, please contact:

**Cliff Portman, DPD Principal Planner
(206) 684-5593, cliff.portman@seattle.gov**



You're invited to an open house to unveil the City's draft Waterfront Concept Plan:

Wednesday, Feb. 1, 2006

5:30-7:30 p.m.

brief presentation at 6:00 p.m.

Bertha Landes Room, City Hall

For more information on Central Waterfront planning, visit www.seattle.gov/dpd/centralwaterfront or contact:

Robert Scully, CityDesign
(206) 233 3854, waterfrontplan@seattle.gov

eca regulations, *cont. from page 4*

- adding tsunami and volcanic hazard areas
- shoreline buffer requirements—marine industrial interests want to lessen requirements and environmentalists have asked to increase requirements
- pesticide regulations, particularly as they affect the eradication of noxious plants and weeds in the city's natural areas
- the removal of some public notification in landslide prone areas

At a Dec. 7 meeting, the committee voted to increase creek buffers from 50 to 75 feet for Type 2-3 anadromous fish-bearing streams, and from 35 to 50 feet for Type 4-5 streams. Also, the committee discussed, but did not vote on, amendments related to shoreline buffer requirements, creek daylighting and pesticides. On Jan. 11, 2006, the committee is scheduled to continue its deliberations and possibly vote on the ordinance.

Copies of the recommended code and supporting documents are available for public review at the DPD Applicant Services Center, 20th floor, Seattle Municipal Tower or on DPD's ECA website at www.seattle.gov/dpd/Planning/eca.

For questions about the proposal contact:

Miles Mayhew, DPD Urban Planner
(206) 615-1256, miles.mayhew@seattle.gov

Client Assistance Memos

NEW

- **CAM 209A**, *Shoreline Substantial Development Exemptions Application Instructions*, provides information about exemptions from the requirement of obtaining a shoreline substantial development (SSD) permit under Seattle's Shoreline Master Program.

UPDATED

- **CAM 305**, *Factory-Constructed Structures for Residential and Commercial Use*, was updated to reflect references to current codes, along with contact information.
- **CAM 415**, *Applicant Responsibilities and Plan Requirements for Mechanical Permits*, was revised to reflect an increase in the project value for mechanical permits and to add Subject-to-Field-Inspection mechanical permits.
- **CAM 420**, *Solar Electric Systems*, was revised to include information on land use and zoning requirements that impact the installation of solar photo voltaics in response to legislation to encourage renewable power sources (see article pg. 3). It also covers important information about Seattle City Light's net metering program.

CAM updates are available online at www.seattle.gov/dpd/publications. Printed copies are available from the Public Resource Center, 20th floor, Seattle Municipal Tower, 700 Fifth Ave., (206) 684-8467.

Director's Rules

FINAL

- **DR 22-2005**, *The Right of Way Improvements Manual, Chapters 3 & 4*, became effective Dec. 15, 2005. This joint ruling with SDOT DR 2-05 supersedes DCLU DR 30-90 and SDOT DR 91-4.
- **DR 29-2005**, *Structural Support of Ducts and Mechanical Equipment*, became effective Dec. 6, 2005 (supersedes DR 28-96.)
- **DR 1-2006**, *Implementation of the Fee Subtitle, Building Valuation Data*, became effective Jan. 1, 2006. (Supersedes DR 1-2005.)

IMPORTANT: Notice of Draft Director's Rules comment periods is provided in dpdINFO as a courtesy to readers. Official legal notice regarding Director's Rules is published in the Daily Journal of Commerce. Land use rules are also published in DPD's **Land Use Information Bulletin** (formerly known as the General Mail Release or GMR). To view the bulletin online or to receive an email alert when it is posted online, visit www.seattle.gov/dpd/notices. To receive a printed version by mail, please contact Betty Galarosa, betty.galarosa@seattle.gov, (206) 684-8322.

HOW TO REACH US AT DPD

Permits

General Applications (<i>Applicant Svcs Ctr</i>).....	206-684-8850
Address Assignment.....	684-8850
Cashier.....	386-9780
Design Review Program.....	233-3823
Drainage & Sewer Review (<i>incl side sewer</i>).....	684-5362
Land Use Reviewers (<i>see note below</i> *)	n/a*
Master Use Permits.....	684-8467
Plans Routing.....	684-8169
Over-the-Counter (OTC) Permits.....	684-8464
Plumbing & Gas Piping Permits.....	684-5198
Sign Permits.....	684-8419

Inspections

Inspection Requests: General.....	684-8900
Inspectors: General.....	684-8950
Site/Erosion Control	684-8860

Planning

CityDesign (urban design office).....	615-1349
Comprehensive Planning	233-0079
Land Use Policy.....	684-8880
Seattle Design Commission.....	615-1349
Seattle Planning Commission.....	684-0433

Administration

Office of the Director	684-8899
Community Relations.....	233-3891
Accounting	684-4175

Code Violation Complaint Hotline

Construction, Housing & Land Use Complaints... 684-7899

Information

General Department Information.....	684-8600
Applicant Services Center (ASC)	684-8850
<i>Hours: M,W,F: 7:30am-5:30pm; Tu,Th: 10:30am-5:30pm</i>	
Code Compliance (<i>enforcement info</i>).....	615-0808
Events & Classes.....	684-8443
GIS Maps & Services.....	684-0965
Licensing & Testing (<i>gas piping, steam eng, refriger</i>)... ..	684-5174
Media Relations.....	233-3891
Microfilm Library.....	233-5180

Hours: M,W,F: 9am-4:30pm; Tu,Th: 10:30am-4:30pm

Property Owner/Tenant Assistance.....	684-7899
Public Resource Center (PRC)	684-8467
<i>Hours: M,W,F: 7:30am-5:30pm; Tu,Th: 10:30am-5:30pm</i>	

Publications.....	684-8467
Site Development.....	684-8860
Sustainable Building.....	684-0806
Tech Support: Building Code (<i>1-4:15pm</i>).....	684-4630
Tech Support: Electrical Code (<i>7am-4:30pm</i>).....	684-5383
Tech Support: Energy/Mech Code (<i>1-4:15pm</i>).....	684-7846
Zoning Info (<i>general, not site-specific</i> *).....	684-8467
Zoning Info (<i>site-specific Single Family*</i> ; <i>1-4:15pm</i>)....	684-8850

* Due to the complexity of Seattle's Land Use Code, all other types of information must be obtained in person at DPD's Applicant Services Center or online at www.seattle.gov/dpd/landuse.

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